

MEDICAL OFFICE CONDOMINIUM FOR SALE

411 Billingsley Rd Suite 104



PRICE:	\$2,114,512.00	SIZE (approx):	4,370 +/- sf
COUNTY:	Mecklenburg	ZONING:	O-15 CD
AREA:	Midtown / Randolph Road	CITY:	Charlotte
YEAR BUILT:	1990	GIS ID:	15704142
PARKING:	Shared parking and 5 reserved	HVAC:	2 units (Replaced 2019)
ENVIRONMENTAL:	None Available	ROOF:	Replaced 2023
ROADS:	City of Charlotte	FENCING:	Yes
EXPENSES:	Real Estate Taxes: \$5,277.53 COA quarterly dues \$2277.15 Property insurance: \$2,733.00	SPRINKLERS:	Yes
COMMENTS:	Billingsley Medical Dental Center Property conditions subject to verification by interested parties.	FLOORS:	2
		ELECTRICAL:	Electric to Panel A – 120/208 VOLT Panel B (fed from Panel A) – 120/208 VOLT (Buyer verify)
		UTILITY PROVIDERS:	Gas - Piedmont Gas Water/ Sewer - City of Charlotte Electric - Duke Energy



Ian J. Bertolina
Bertolina Commercial Real Estate Services, Inc.
 1850 East Third St., Suite 310
 Charlotte, North Carolina 28204
 (704) 333-9881
www.BertolinaCRESI.com
IB@BertolinaCRESI.com

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.